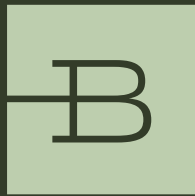




433 SOUTH FARMER AVENUE | TEMPE, ARIZONA



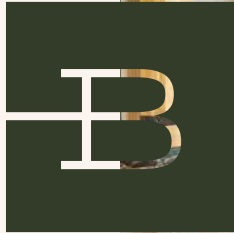
THE BEAM™
ON FARMER

ENGRAINED IN INSPIRATION

Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000



INSPIRING DESIGN
SUSTAINABLE MATERIALS
NATURAL CONNECTIVITY
UNMATCHED EXPERIENCE



 ±181,000 RSF
newly constructed, trophy
5-story mass timber office

 36' x 30'
column grid

 Large efficient
±40,000 SF floorplates

 13 feet of volume beneath
the beautifully exposed
Austrian spruce ceilings



SOLID TIMBER AND GLASS

THE FUTURE OF THOUGHTFUL,
RESPONSIBLE AND INNOVATIVE
DESIGN AND CONSTRUCTION
IS HERE



B

Cross Laminated Timber (CLT) Construction

MODERN. NATURAL. CLEAN. REFINED.
Incorporating leading-edge design and sustainable materials widely used throughout Europe, Cross Laminated Timber (CLT) brings nature into the workplace. This innovative material provides biophilic elements - connecting occupants with the natural environment - and creates jaw-dropping aesthetics. Combined with traditional steel, concrete, and glass, CLT helps create one of the most unique, inspiring, and innovative office environments in **Downtown Tempe**.





LEADING-EDGE DESIGN

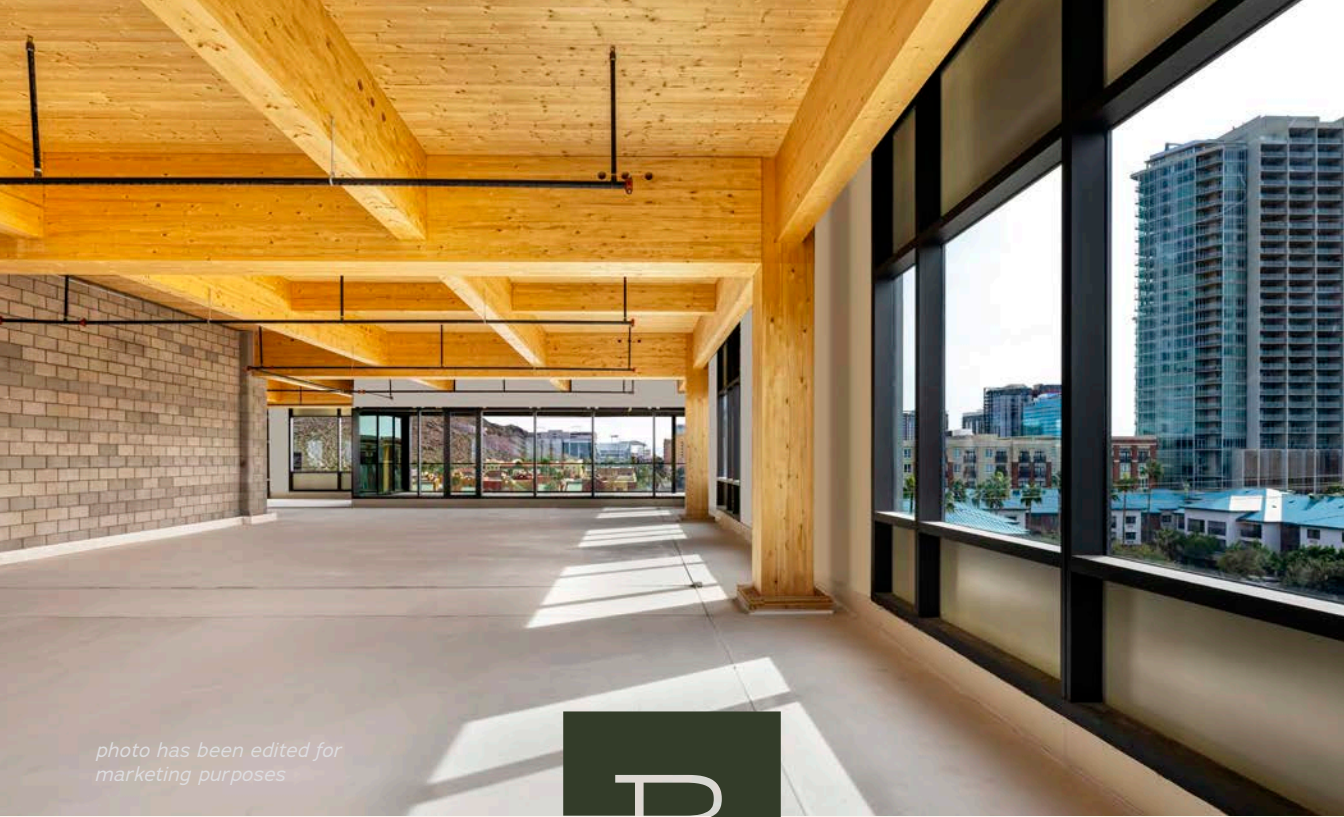
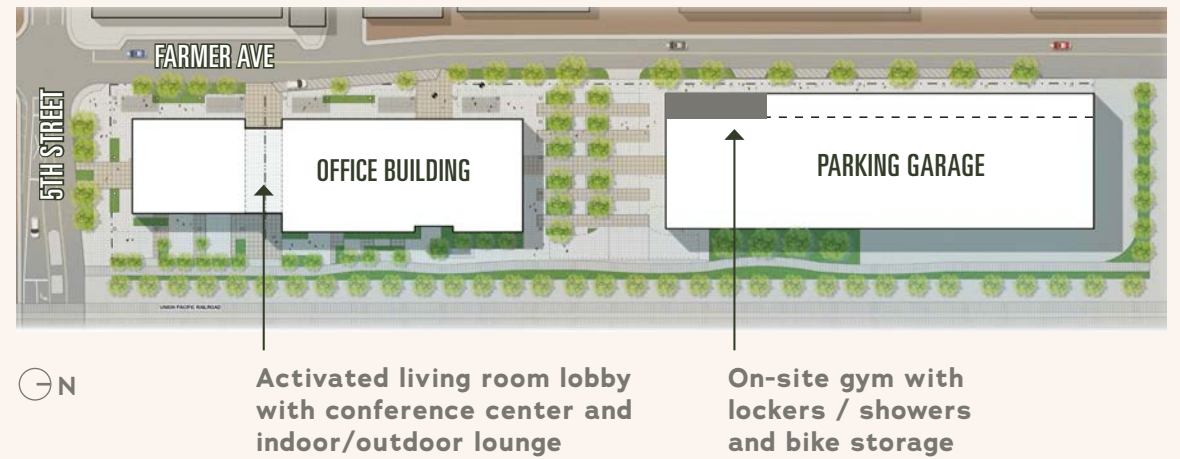


photo has been edited for marketing purposes



SITE PLAN



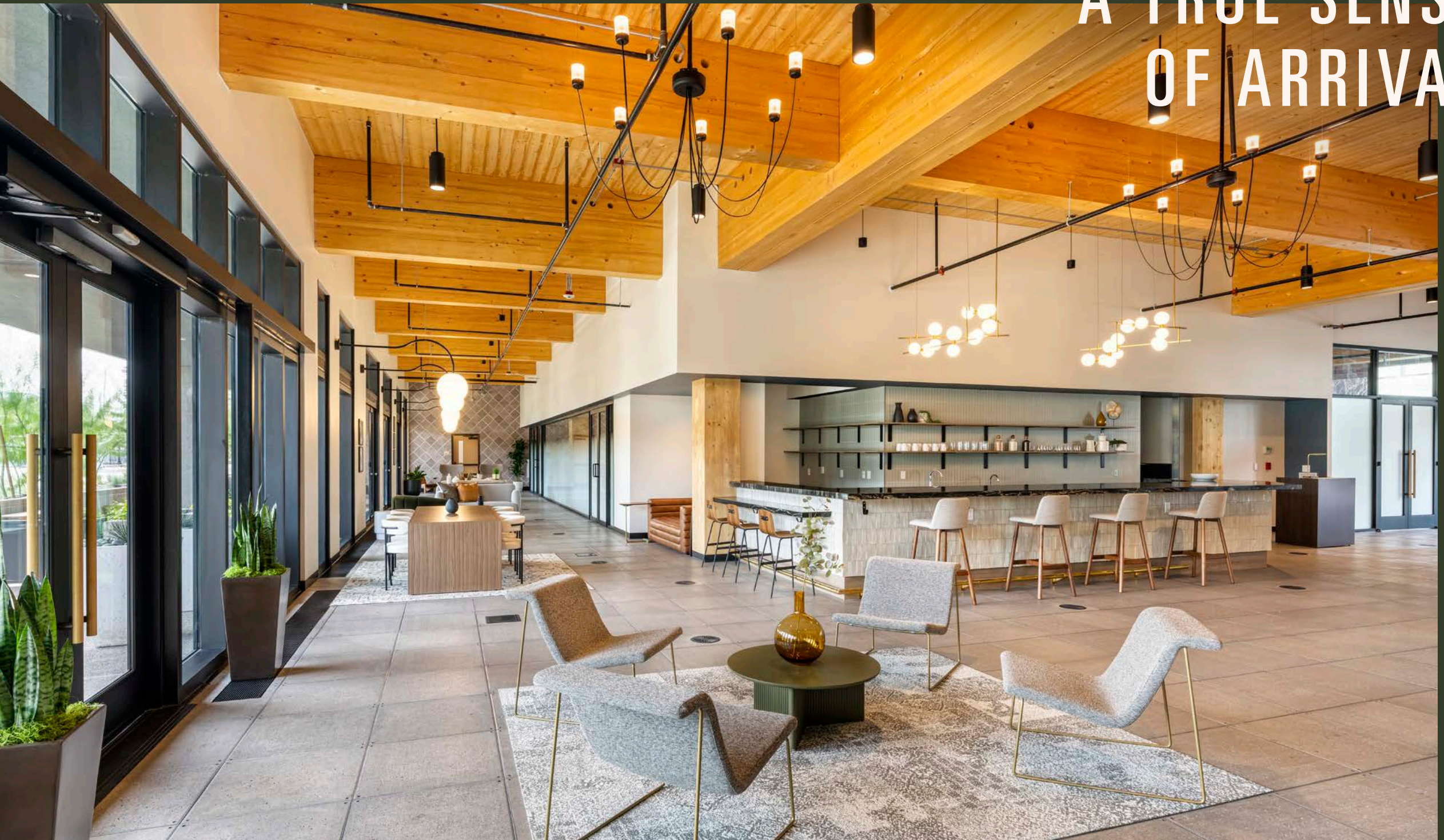
CREATING AN INNOVATIVE URBAN EXPERIENCE

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INSPIRATIONAL OFFICE SPACE

THOUGHTFUL ON-SITE AMENITIES INCLUDING A COFFEE BAR, FITNESS CENTER, TENANT LOUNGE & TRAINING ROOMS

A TRUE SENSE
OF ARRIVAL

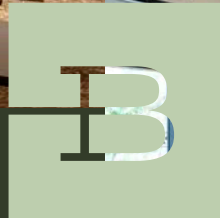




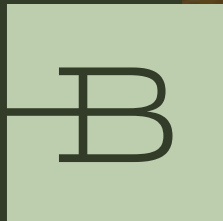
LOBBY COFFEE BAR



INDOOR-OUTDOOR
CONFERENCE CENTER
AND TENANT LOUNGE



STATE-OF-THE-ART FITNESS CENTER



PRIVATE OUTDOOR PATIO

INSPIRING DESIGN

SUSTAINABLE MATERIALS

NATURAL CONNECTIVITY

UNMATCHED EXPERIENCE



photo has been edited for marketing purposes



State-of-the-art under floor air distribution (UFAD) system – best in class air quality, energy efficiency and temperature control



Raised flooring system provides greater flexibility for power and data



Maximizing outdoor air filtration through continuous ventilation



Destination dispatch elevators provide reduced wait times, shorter travel times and fewer stops



WiredScore certified



Touchless Experience



Arrive at The Beam



Automatic doors



Elevator fobs



Arrive at your workspace



Touchless bathroom fixtures

INSPIRING DESIGN

SUSTAINABLE MATERIALS

NATURAL CONNECTIVITY

UNMATCHED EXPERIENCE



First-of-its-kind in Arizona mass timber construction



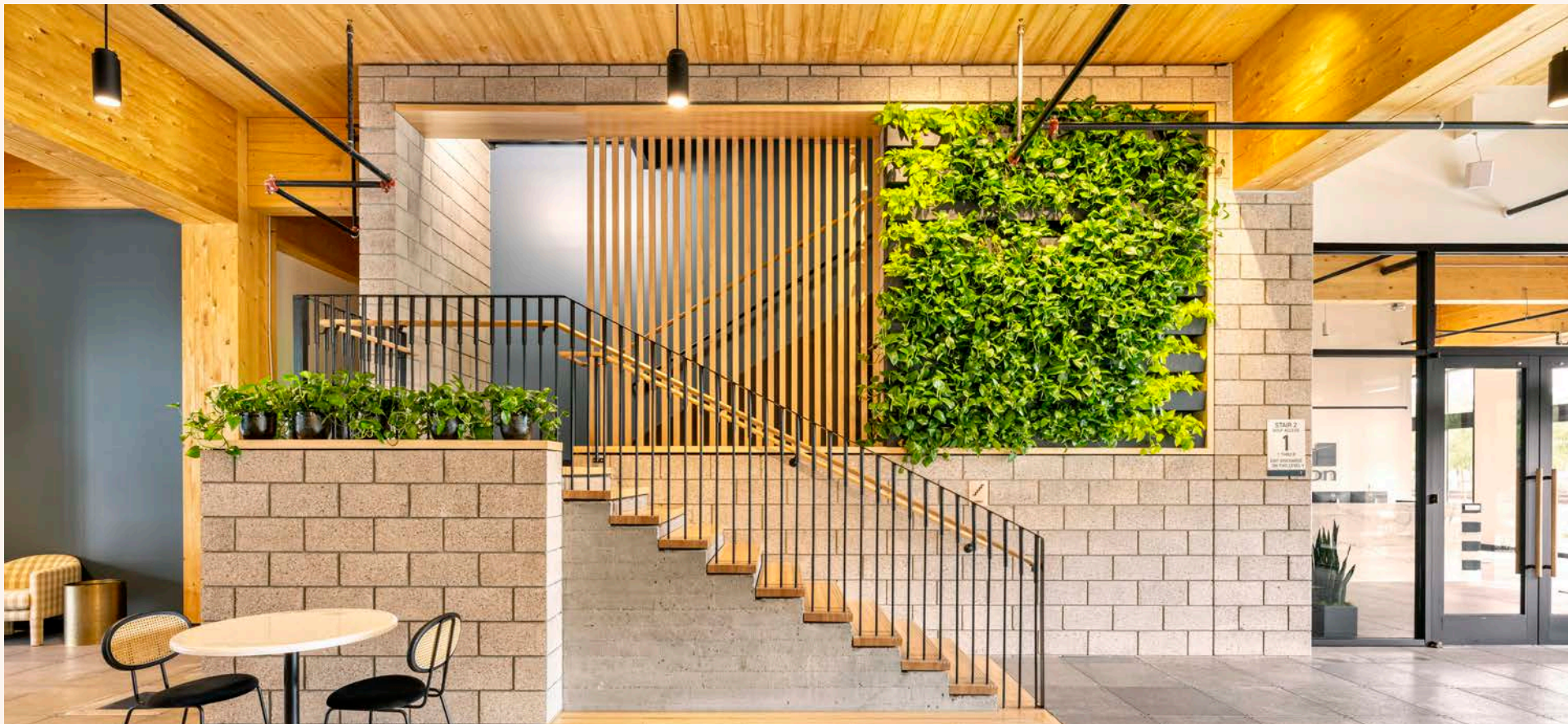
UFAD system requires less energy from unit to produce heating/cooling



Mass timber structure that absorbs carbon



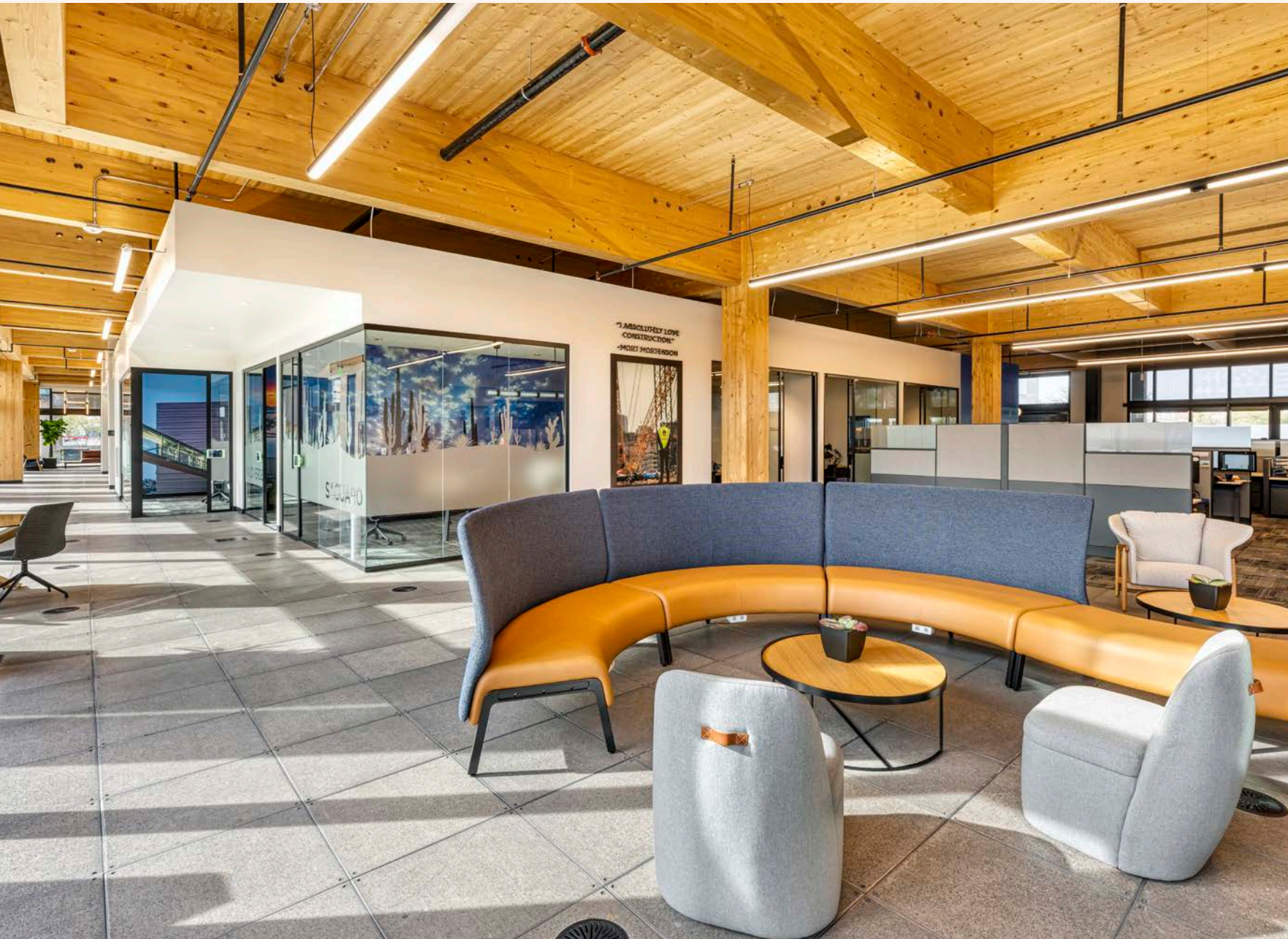
Utilization of young trees, a sustainable forestry practice



4,850 metric tons of carbon captured by The Beam's timber members - the equivalent of taking 996 cars off the road for a year



It takes just 15 minutes for U.S. and Canadian forests to grow the amount of wood used in The Beam



INSPIRING DESIGN
SUSTAINABLE MATERIALS
NATURAL CONNECTIVITY
UNMATCHED EXPERIENCE



Abundant natural light and opulent ceiling volumes



Dedicated wellness spaces including fitness, recovery, bike lockers, showers and indoor-outdoor social spaces



STC and IIC ratings result in minimal noise transfer between floors



Carpetless public areas reduces dust and VOC off-gassing potential



Curated lobby and common area scent diffusers

THE NATURAL WARMTH OF WOOD GENERATES AN INNATE CREATIVE ENVIRONMENT

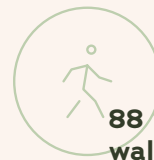
INSPIRING DESIGN
SUSTAINABLE MATERIALS
NATURAL CONNECTIVITY
UNMATCHED EXPERIENCE



Access to 21 miles of trails
between Papago Park and
Tempe Beach Park



Located in the heart of the
Farmers Arts District of
Downtown Tempe with more than
165 restaurants within 1 mile



88 walk score, the highest
walkability score of any Class
A office building in Tempe

(Walkscore.com)



In the heart of the
economic generator
that is ASU



Thoughtfully-designed tenant
amenities foster collaborative
and communal spaces



A biker's paradise with
a bike score of 99

(Walkscore.com)



Annual community events include:

Tempe Festival of the Arts,
Boat Parade, 6th Street Market,
Innings Festival, Ironman Arizona,
Rock 'n' Roll Arizona Marathon,
Cactus League Spring Training,
Oktoberfest, Boots in the Park, Tempe
Center for the Arts performances

WELCOME TO TEMPE

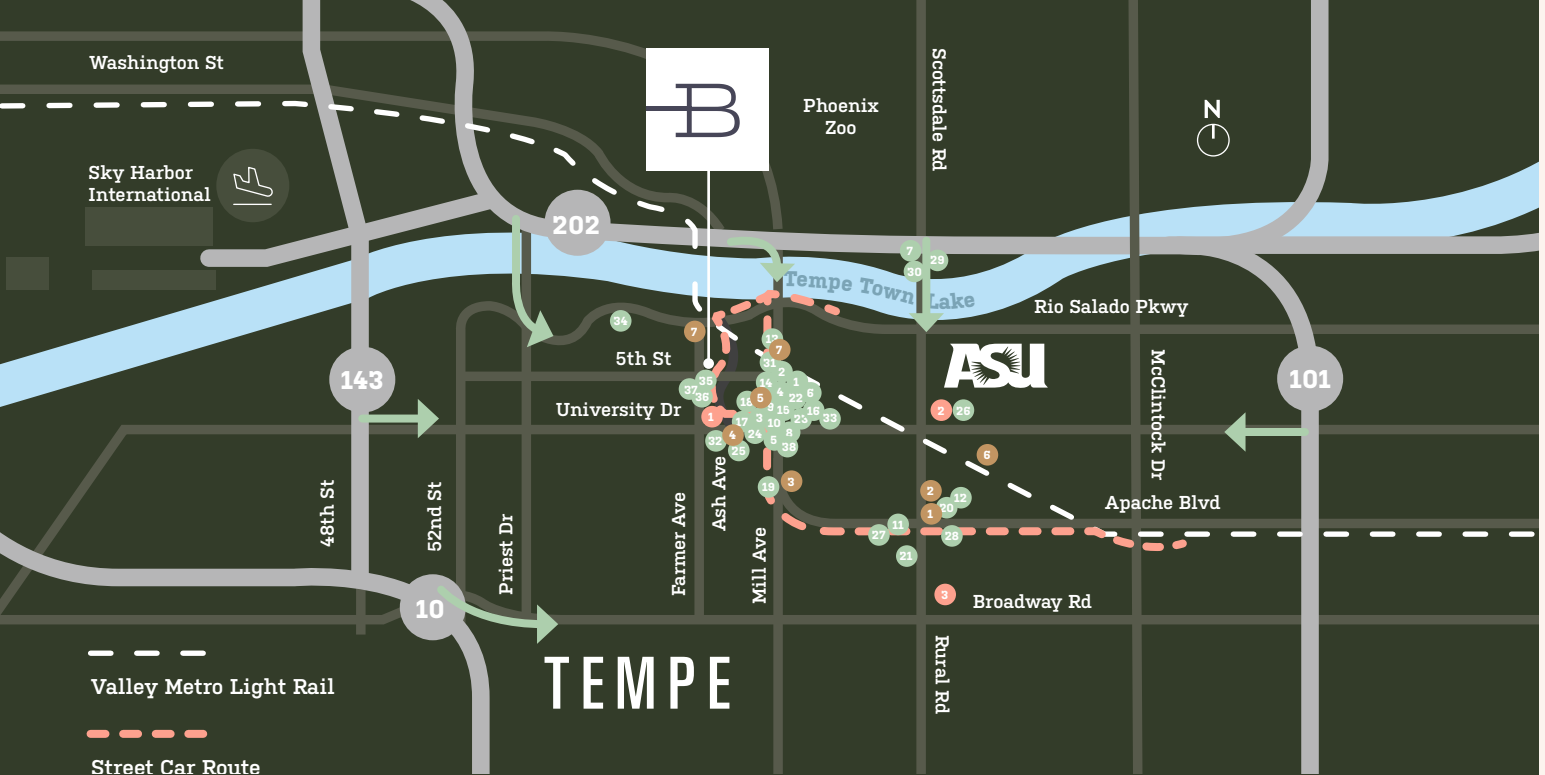
WALK TO EVERYTHING, AVOID THE TRAFFIC AT THE BEAM



STREET CAR ROUTE



- Located inside the Omni:
Neighborhood Services Bar + Restaurant
Library Rules
Lucero
Salt + Gila



**IMMEDIATE ACCESS TO 202 VIA
PRIEST DRIVE OR RURAL ROAD**

RESTAURANTS/BARS

- | | |
|-----------------------------|--|
| 1 Pedal Haus Brewery | 21 Whataburger |
| 2 Caffe Boa | 22 Low Key Piano Bar |
| 3 Mellow Mushroom | 23 Slices on Mill |
| 4 Spinelli's Pizza | 24 Chick-fil-a |
| 5 Pita Jungle | 25 Casey Moor's Oyster Bar |
| 6 House of Tricks | 26 Chompie's Deli |
| 7 Macayo's | 27 Domino's |
| 8 Ike's Love & Sandwiches | 28 Pete's Fish n' Chips |
| 9 Jimmy John's | 29 In n' Out Burger |
| 10 Zipps Sports Grill | 30 Crumbl Cookies |
| 11 Zoyo Neighborhood Yogurt | 31 Daily Jam |
| 12 Hungry Howie's | 32 First Watch |
| 13 Loco Patron | 33 The ChuckBox |
| 14 Fuzzy's Taco Shop | 34 The Shop Beer Co. |
| 15 CASA Tempe | 35 Vib Boutique Hotel |
| 16 Shady Park | 36 UpBar Tempe |
| 17 Sunbar Tempe | 37 Tempe Taco Supply |
| 18 Five Guys | 38 Omni Hotel |
| 19 Chipotle | - Neighborhood Services Bar + Restaurant |
| 20 McDonald's | - Library Rules |
| | - Lucero |
| | - Salt + Gila |

GROCERY STORES

- Whole Foods
- Trader Joe's
- Safeway

COFFEE SHOPS

- Dutch Bro's
- Urban Boba Tea Shop
- King Coffee
- Cartel Coffee
- Snakes & Lattes
- Infusion Coffee & Tea
- Press Coffee



BUS STOP

Immediately adjacent to property



LIGHT RAIL

Station within 0.4 miles



RETAIL

700,000+ SF of retail within 1 mile



HOTELS

12 hotels within 1 mile
2,100+ rooms available



DINING

More than 165 restaurants within 1 mile



MULTIFAMILY

6,000+ existing residential units within 1 mile

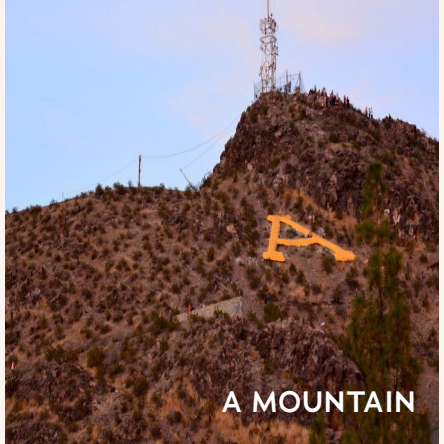


TRAVEL

6 minute drive to Phoenix Sky Harbor International Airport



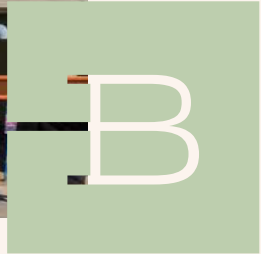
MILL AVENUE



A MOUNTAIN

ABOUT TEMPE

Just minutes from downtown Phoenix and Sky Harbor Airport, Tempe is a highly livable and walkable area that proudly boasts 300+ days of sunshine annually, hundreds of miles of running and biking paths, and water sports like kayaking, boating and paddle boarding at Tempe Town Lake. Each year, Tempe plays host to more than 100 athletic, music and cultural events, including Ironman Arizona, P.F. Chang's Rock 'N' Roll Marathon, Oktoberfest, Fiesta Bowl, New Year's Block Party and the Tempe Festival of the Arts.



TEMPE TOWN LAKE



ASU FOOTBALL STADIUM

- 
 Gammage Events
300,000+
 Visitors annually
- 
 Pat Tillman Run
35,000
 Visitors annually
- 
 Ironman
30,000
 Visitors annually
- 
 Parades
100,000
 Visitors annually
- 
 Festivals
360,000+
 Visitors annually


 Sun Devil Games
45,000
 Visitors per game


 Rock N Roll Marathon
30,000
 Visitors annually


 Tempe Town Lake
2.5 MILLION
 Visitors annually


 Tempe Festival of the Arts
400,000
 Visitors annually



RECRUITMENT AND RETENTION



#1 LARGEST PUBLIC UNIVERSITIES IN THE UNITED STATES

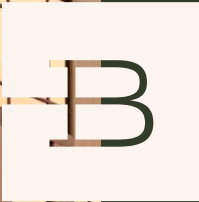
source: usnews.com

#1 IN THE US FOR INNOVATION FOR THE LAST 9 YEARS AND RUNNING

source: US News & World Report

60,000+ STUDENTS TOTAL ENROLLED ON THE TEMPE CAMPUS

DIRECT ACCESS TO ASU GRADUATES



TEMPE DEMOGRAPHIC PROFILE

20% Population growth from 2010-2023

52.1% Hold a Bachelor degree or higher

29.7 Average Age

#1 Net importer of jobs of any major city in the Phoenix MSA

#2 Best place to live in the US (Money, 2022)

TEMPE COMPANIES

- ADP
- Amazon
- Amkor Technology
- BD
- CARVANA
- GoDaddy
- Honeywell
- Infosys
- JPMORGAN CHASE & CO.
- KPMG
- LifeLock by Norton
- LPL Financial
- McKinsey & Company
- Medtronic
- Microsoft
- MOOV
- NORTHERN TRUST
- State Farm

Data from the U.S. Census data and Maricopa Association of Governments



THE BEAM™
ON FARMER

ENGRAINED IN INSPIRATION
MEET US AT THE BEAM

LEASING :

Brett Thompson

602 363 2466

brett.thompson1@jll.com

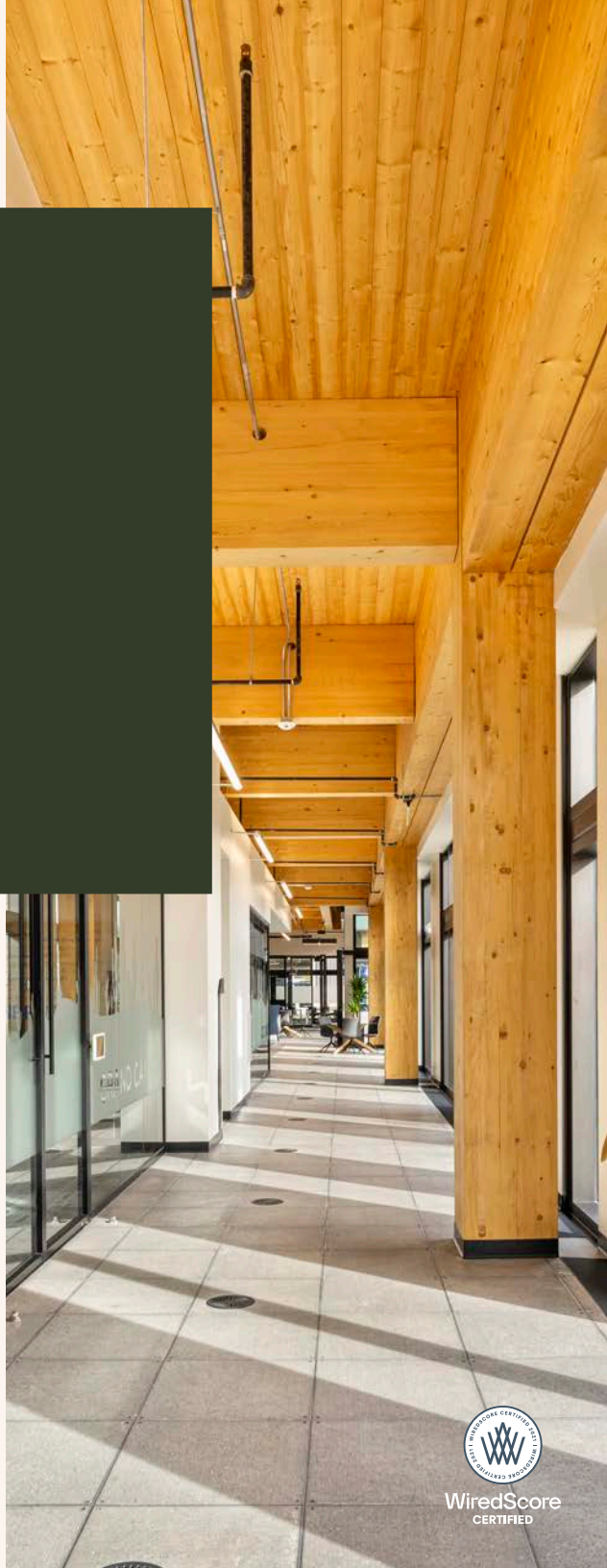
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WiredScore
CERTIFIED